HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2011

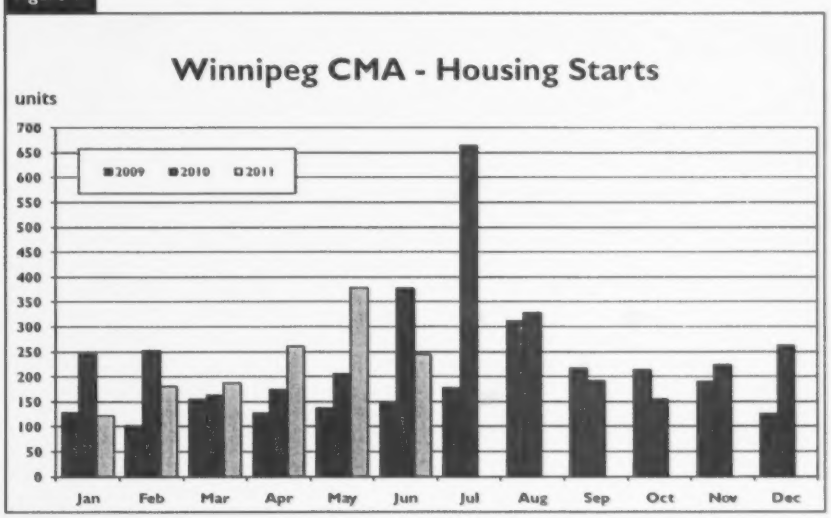
New Home Market

Housing starts decline in June, year-to-date activity remains strong

New home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 245 units in June, down from 377 in June 2010. The decrease was attributed to a decline in activity in the multiple-family sector. As a result of this decrease, total starts for the first half of 2011 numbered 1,375 units, slightly less than the 1,419 units recorded during the same period of 2010.

The Winnipeg CMA recorded 205 single-detached starts in June 2011, 11 per cent more than the 184 units started in June 2010 and the best performance for the month of June since 1988. Builders are maintaining a steady pace and after six months

Figure 1



Source: CMHC

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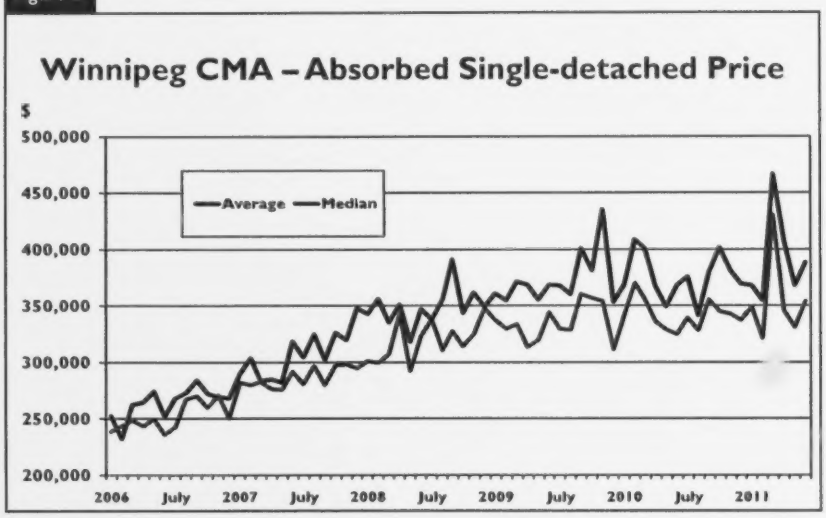
Figure 2



Source: CMHC

of activity, single-detached starts numbered 884 units, five fewer homes than were started during the same period one year earlier. Given the increase, 1,029 single-detached units were under varying phases of construction at the end of June, 10 per cent more than the 937 units under construction at the end of June 2010.

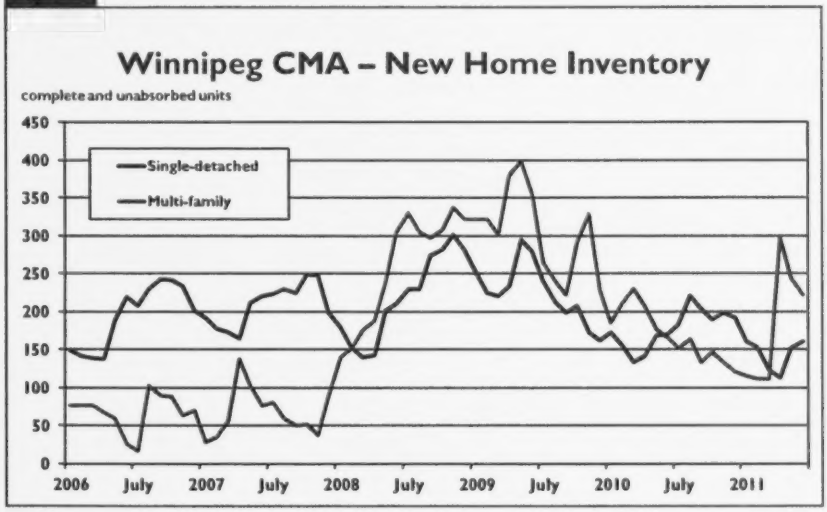
There were 269 single-detached homes completed in June of 2011, 30 per cent more than the number completed in June of 2010. At the mid-point of the year, the total number of completions was at 717, slightly ahead of the 684 completed over the same period of last year. Single-detached absorptions numbered 260 in June, an increase of 24 per cent over June of 2010. This brings the number of single-detached homes absorbed thus far in 2011 to 748, 11 per cent more than were absorbed in the first six months of 2010. With absorptions outnumbering completions for most of this year, the inventory at the end of June stood at 161 complete and unoccupied units, five per cent fewer than in June 2010 and below the five-year average of 205 units.

The average price of a new single-detached home absorbed in June in the Winnipeg CMA was $388,129, 5.5 per cent higher than in June of 2010. This brings the year-to-date average price to $385,068, up four per cent from the prior year. Meanwhile, the median price of all absorbed single-detached homes in June was $353,730, an increase of 8.8 per cent over the corresponding period last year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 40 units break ground in June, substantially less than the 193 starts recorded one year earlier. After six months of activity, a total of 491 multiple-family units have been started, seven per cent fewer than the 530 started a year earlier. Nevertheless, multi-family starts year-to-date remain above the five-year average of 458 units. Condominium and ownership construction was up marginally, as the 186 starts to the end of June were 1.6 per cent higher than the number started in the first six months of 2010. Conversely, rental starts were down 20 per cent under the same comparison. However, at 271 units, rental starts represented 55 per cent of all multi-family starts year-to-date.

The number of multi-family units under construction at the end of June numbered 1,248 units, 57 per cent more than the number under construction in June 2010. Meanwhile,

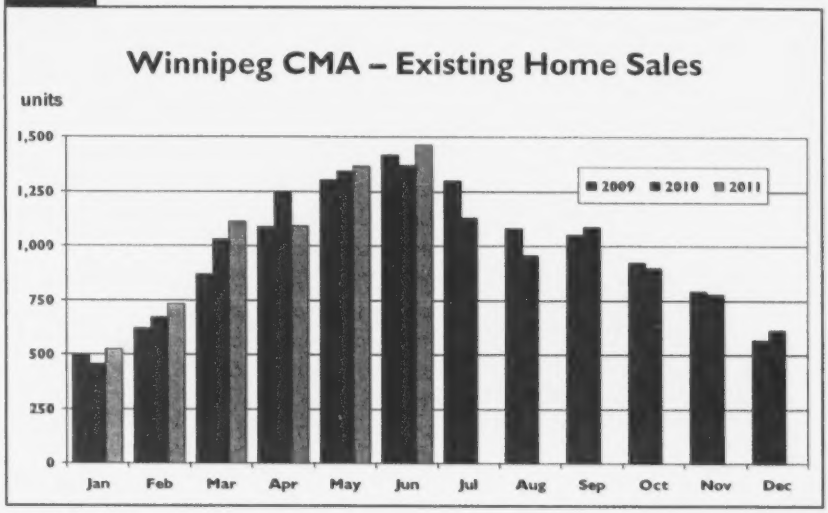
Figure 3



Source: CMHC

there were 89 multiple-family units completed in June, substantially more than the seven that were completed in June 2010. This brings the total number of units completed in the first six months of 2011 to 512, 75 per cent more than in the first half of 2010. There were 111 multi-family units absorbed in June 2011 compared to 13 one year earlier. This brings the total number of units absorbed year-to-date to 419 units, 18 per cent more than the number of units absorbed over the corresponding period last year. The inventory of multi-family units completed and not absorbed in June stood at 222 units, 34 per cent higher than June 2010.

Figure 4



Source: CREA

Resale Market

Year-to-date Sales outpacing 2010

Sales of existing homes weakened slightly in the second quarter of 2011 totalling 3,919 transactions, down from 3,953 in the second quarter of 2010. Most of the slowdown occurred in April, the only month of 2011 thus far to post a year-over-year decline in activity. Nevertheless, after six months, sales remain ahead of the pace set in 2010, as year-to-date sales numbered 6,286 through June, an increase of three per cent over the corresponding period of 2010.

The reduction in sales during the second quarter corresponded to a decrease in the number of new listings as there were fewer homes listed between April and June 2011 than during the corresponding period one year ago. As a result, in the second quarter of 2011, the number of new listings averaged 1,796 units per month, a decrease of almost four per cent over the average for the second quarter of 2010. Year-to-date new listings were down one per cent compared to 2010. Active listings also decreased in the second quarter as there was an average of 1,342 homes available for sale at the end of each month compared to 1,441 in the second quarter of 2010, representing a decrease of seven per cent. Consequently, the sales-to-active listings ratio rose, averaging 97 per cent in the second quarter of 2011 compared to 91 per cent from April to June 2010.

With the sales-to-active listings ratio firmly in sellers' market territory, prices continue to rise, albeit at a slower pace than in previous months. The June average price was $243,977, an increase of 4.5 per cent over June 2010. Year-to-date, the average price stood at $241,010, an increase of 4.6 per cent over the previous year.

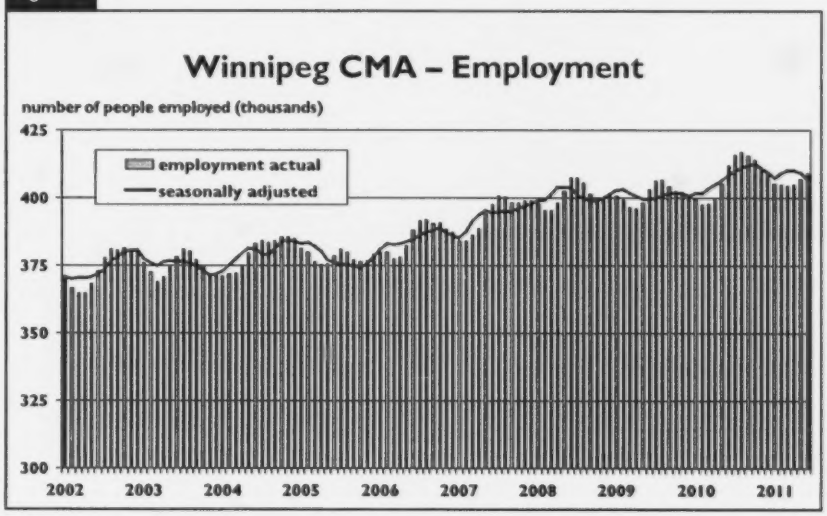
Economy

Average weekly earnings increasing

Following strong year-over-year gains of 1.7 per cent in the first quarter, job creation in the Winnipeg CMA slowed slightly from April to June. As a result, by the mid-point of the year, average employment in Winnipeg increased only by 0.5 per cent from the average level of employment during the corresponding period of 2010. The Winnipeg labour force increased fractionally less than the number of employed, as a result the unemployment rate edged down to 5.6 per cent in June 2011 from 5.7 per cent one year earlier. While job creation may be advancing at a slowing pace, the quality of jobs is conducive to housing demand as job creation has been heavily weighted toward full-time positions. Moreover, average weekly earnings are showing strength, increasing 5.3 per cent over the average for the first half of 2010.

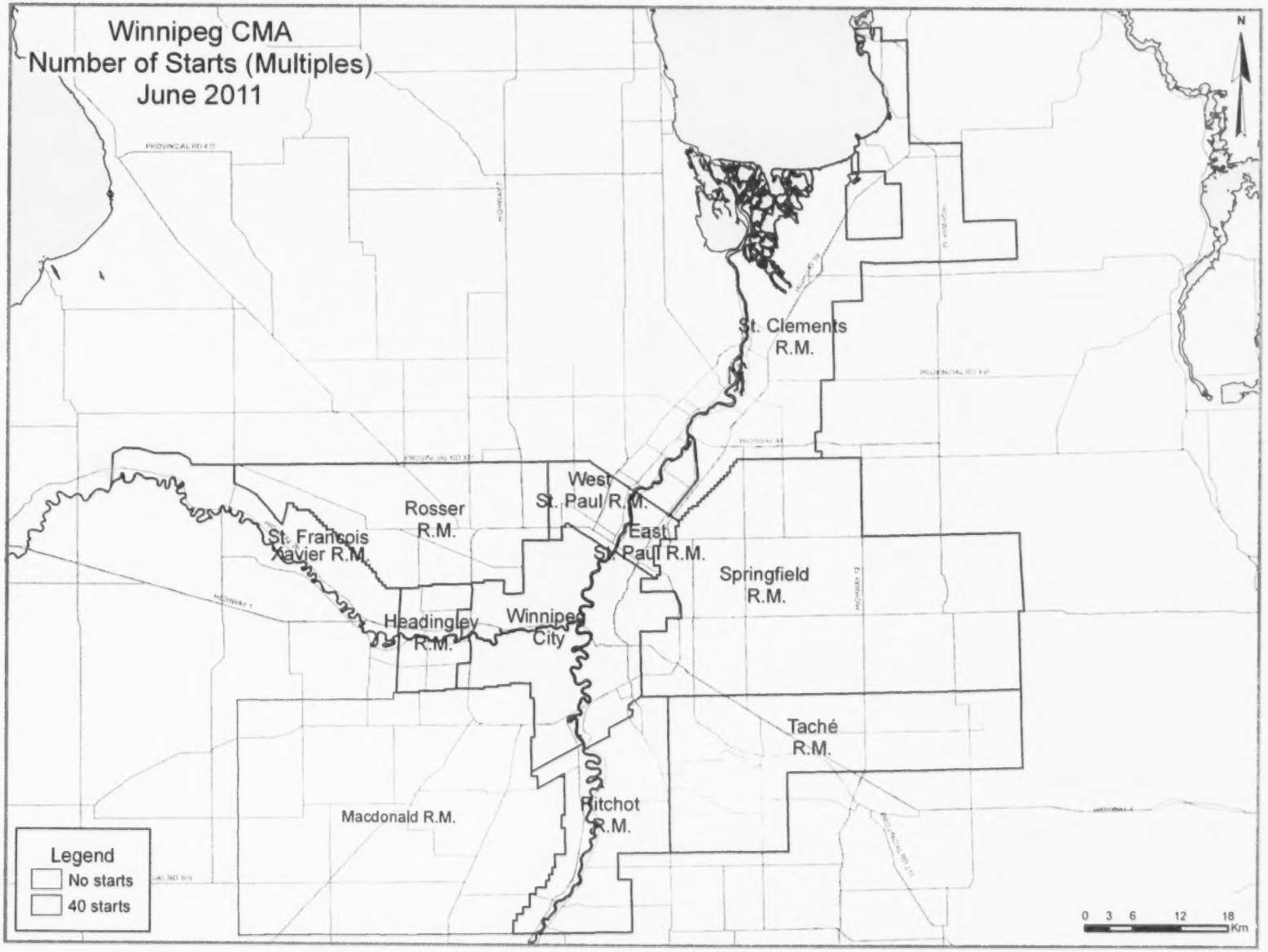
Provincial economic indicators remain positive. After a decline in 2010, manufacturing shipments are improving, showing a nine per cent year-to-date increase according to the May figures from Statistics Canada. Chemical products and machinery have shown the greatest improvement thus far. The dollar value of exports is also on the rise as global economic recovery becomes entrenched. Meanwhile, construction intentions as represented by the value of building permits, are up six per cent year-to-date with the non-residential sector posting an increase after last year's decline. In addition, there are several large construction projects already underway in the province particularly in Winnipeg.

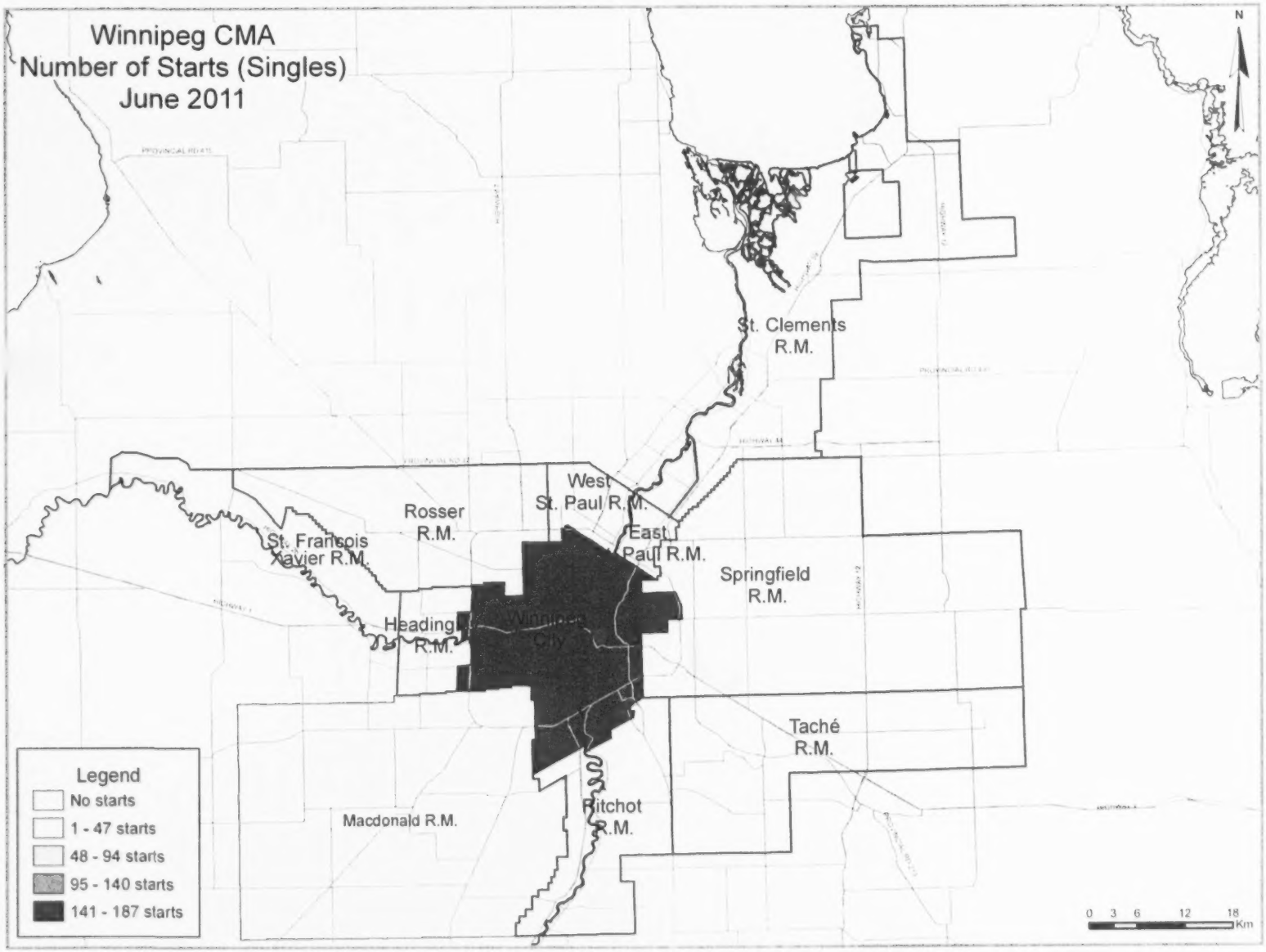
Figure 5

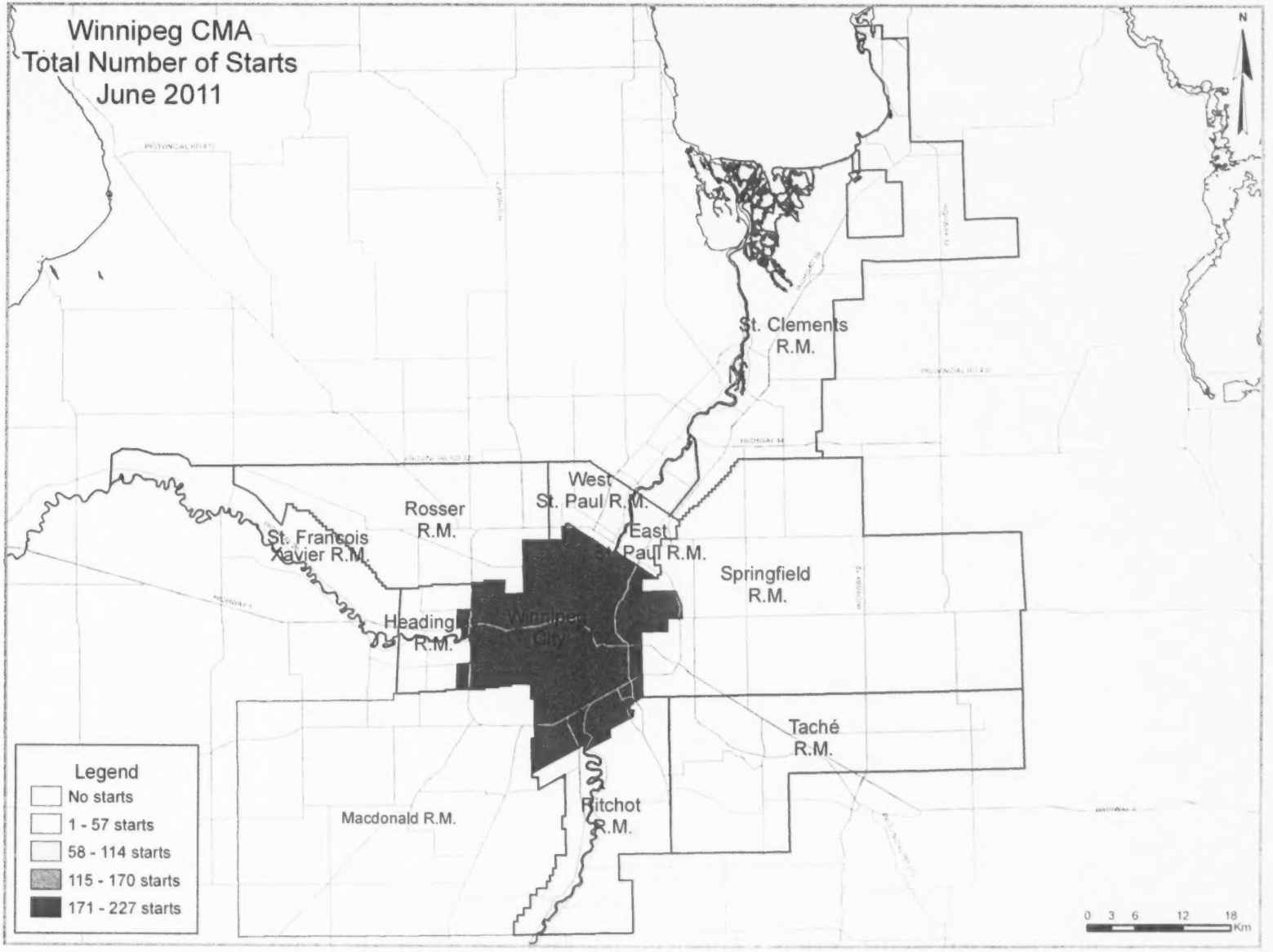


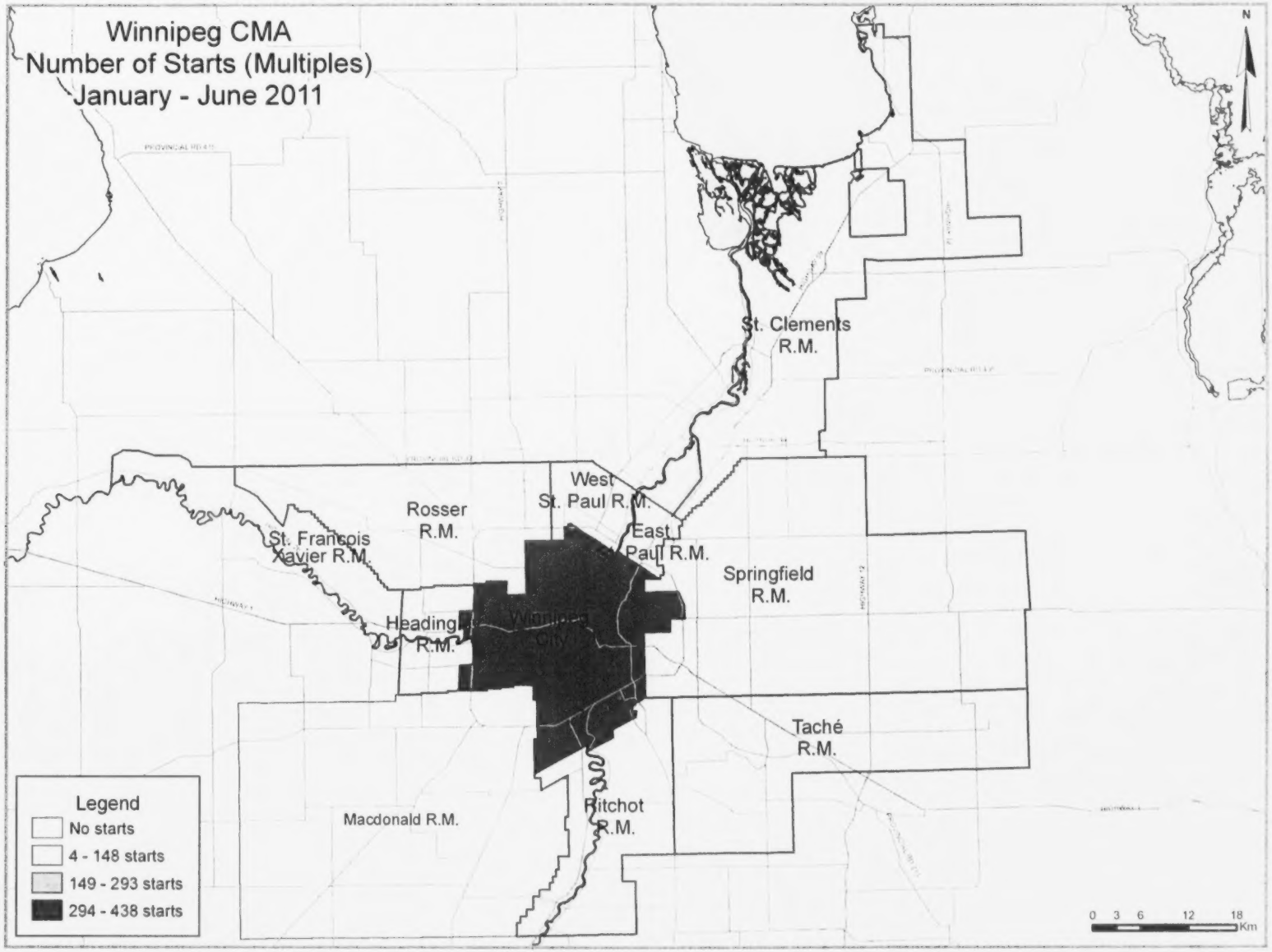
Source: Statistics Canada

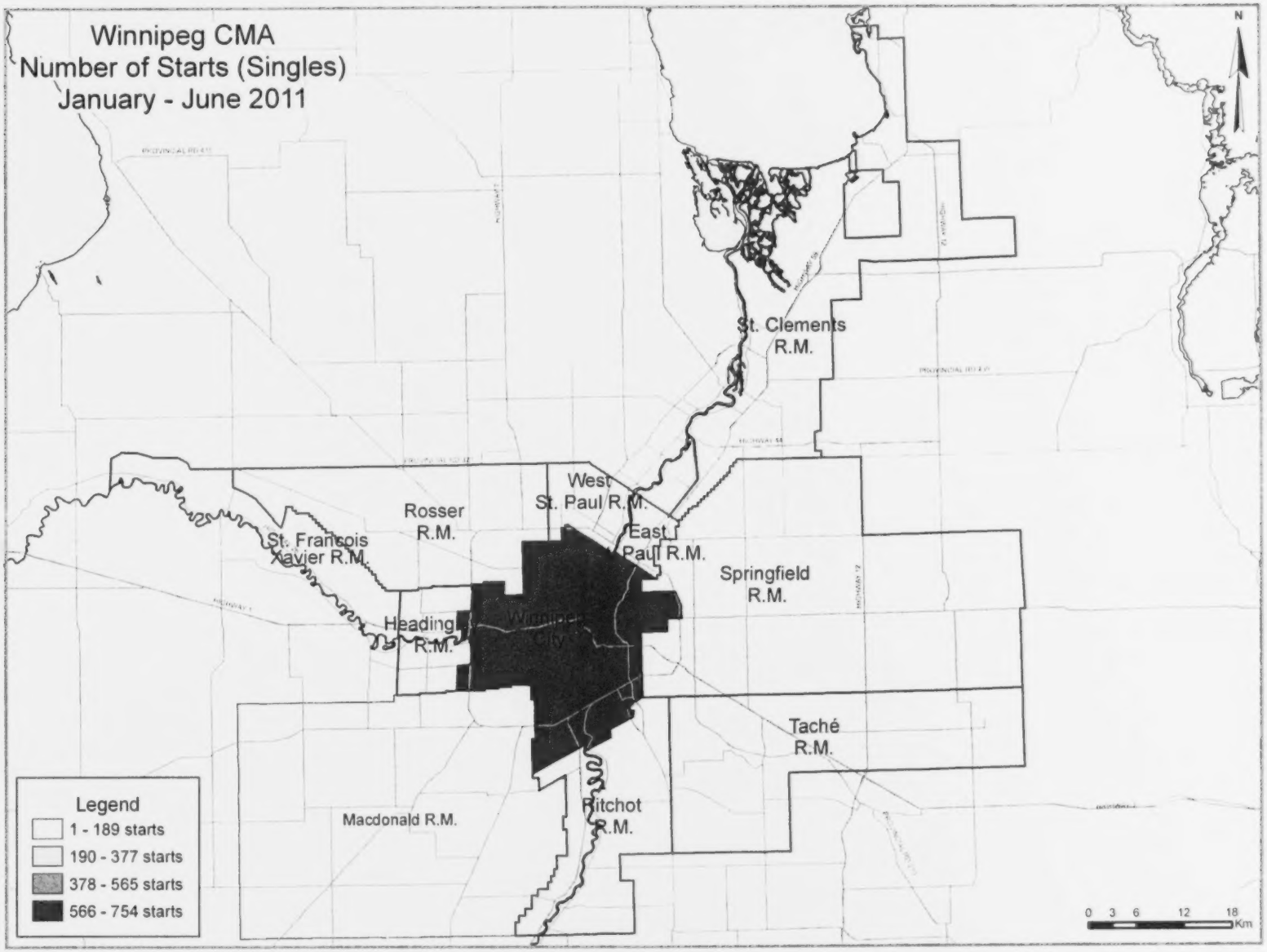
Provincial net migration saw record numbers in 2010 fuelled primarily by international immigration and lower than average interprovincial out-migration. According to Statistics Canada estimates, so far in 2011, international immigration is close to maintaining last year's levels with 2,816 net migrants in the first quarter of 2011 compared to 2,912 in the first quarter of 2010. Interprovincial migration has gone deeper into negative territory with a net loss of 1,026 people between January and March 2011, substantially more than the net loss of 46 people in the corresponding period of 2010. This resulted in a net gain of 1,762 migrants in the first quarter, 31 per cent fewer than in the first quarter of 2010.

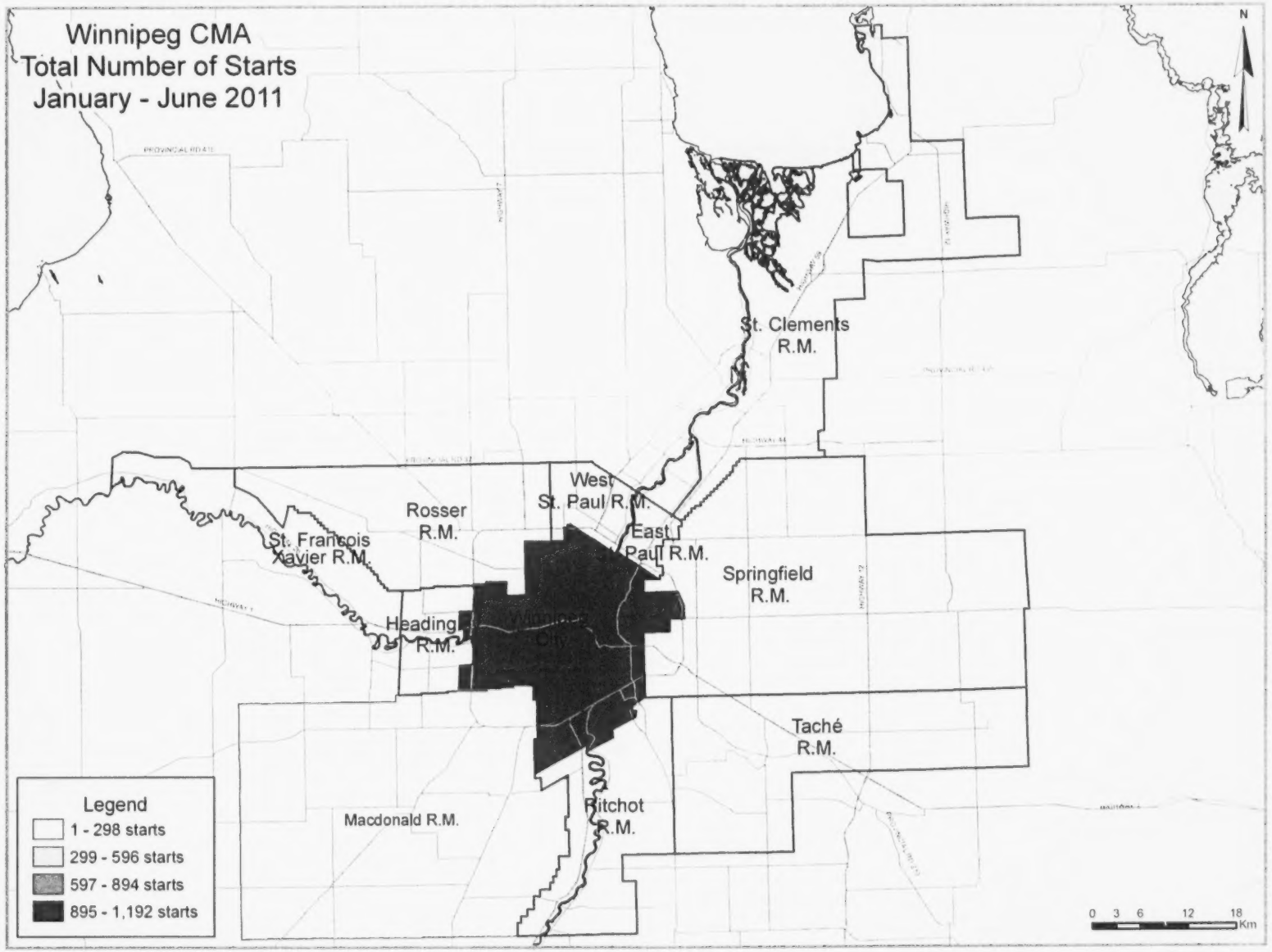

Winnipeg CMA
Number of Starts (Multiples)
June 2011
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
40 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
June 2011
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
Heading
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
1 - 47 starts
48 - 94 starts
95 - 140 starts
141 - 187 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
June 2011
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Heading
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
1 - 57 starts
58 - 114 starts
115 - 170 starts
171 - 227 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 - 148 starts
149 - 293 starts
294 - 438 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 189 starts
190 - 377 starts
378 - 565 starts
566 - 754 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - June 2011
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Heading R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 298 starts
299 - 596 starts
597 - 894 starts
895 - 1,192 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	205	2	0	0	16	0	22	0	245
June 2010	181	2	0	3	7	0	0	184	377
% Change	13.3	0.0	n/a	-100.0	128.6	n/a	n/a	-100.0	-35.0
Year-to-date 2011	873	30	4	11	62	124	41	230	1,375
Year-to-date 2010	882	8	0	7	73	110	0	339	1,419
% Change	-1.0	**	n/a	57.1	-15.1	12.7	n/a	-32.2	-3.1
UNDER CONSTRUCTION									
June 2011	1,016	30	4	13	78	397	66	673	2,277
June 2010	930	12	0	7	105	175	3	498	1,730
% Change	9.2	150.0	n/a	85.7	-25.7	126.9	**	35.1	31.6
COMPLETIONS									
June 2011	267	4	0	2	33	52	0	0	358
June 2010	209	2	0	2	5	0	0	0	218
% Change	27.8	100.0	n/a	0.0	**	n/a	n/a	n/a	64.2
Year-to-date 2011	703	10	0	14	75	61	0	366	1,229
Year-to-date 2010	678	6	0	6	30	159	3	95	977
% Change	3.7	66.7	n/a	133.3	150.0	-61.6	-100.0	**	25.8
COMPLETED & NOT ABSORBED									
June 2011	150	6	0	11	15	57	0	144	383
June 2010	162	4	0	8	7	90	3	62	336
% Change	-7.4	50.0	n/a	37.5	114.3	-36.7	-100.0	132.3	14.0
ABSORBED									
June 2011	256	2	0	4	28	52	0	29	371
June 2010	207	1	0	3	5	6	0	1	223
% Change	23.7	100.0	n/a	33.3	**	**	n/a	**	66.4
Year-to-date 2011	739	5	0	9	76	104	0	223	1,156
Year-to-date 2010	665	6	4	9	39	157	0	150	1,030
% Change	11.1	-16.7	-100.0	0.0	94.9	-33.8	n/a	48.7	12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
June 2011	187	2	0	0	16	0	22	0	227
June 2010	142	0	0	0	7	0	0	184	333
East St. Paul R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	1	0	0	0	0	2
Headingley R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	2	0	0	0	0	3
MacDonald R.M.									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	4	2	0	0	0	0	0	0	6
Rosser R.M.									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	2	0	0	0	0	0	0	0	2
Tache R.M.									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
June 2011	205	2	0	0	16	0	22	0	245
June 2010	181	2	0	3	7	0	0	184	377

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2011	818	28	4	2	78	385	43	649	2,007
June 2010	734	10	0	2	105	175	3	498	1,527
East St. Paul R.M.									
June 2011	11	0	0	7	0	0	0	0	18
June 2010	12	0	0	3	0	0	0	0	15
Headingley R.M.									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	9	0	0	2	0	0	0	0	11
MacDonald R.M.									
June 2011	15	0	0	0	0	0	0	0	15
June 2010	24	0	0	0	0	0	0	0	24
Ritchot R.M.									
June 2011	25	0	0	0	0	0	0	0	25
June 2010	13	2	0	0	0	0	0	0	15
Rosser R.M.									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2011	47	0	0	0	0	0	0	0	47
June 2010	39	0	0	0	0	0	0	0	39
St. Francois Xavier R.M.									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	3	0	0	0	0	0	0	0	3
Springfield R.M.									
June 2011	50	2	0	4	0	0	0	0	56
June 2010	43	0	0	0	0	0	0	0	43
Tache R.M.									
June 2011	30	0	0	0	0	12	23	24	89
June 2010	30	0	0	0	0	0	0	0	30
West St. Paul R.M.									
June 2011	13	0	0	0	0	0	0	0	13
June 2010	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
June 2011	1,016	30	4	13	78	397	66	673	2,277
June 2010	930	12	0	7	105	175	3	498	1,730

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
June 2011	231	0	0	0	33	52	0	0	316
June 2010	185	0	0	0	5	0	0	0	190
East St. Paul R.M.									
June 2011	6	0	0	0	0	0	0	0	6
June 2010	3	0	0	1	0	0	0	0	4
Headingley R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	4	0	0	1	0	0	0	0	5
Macdonald R.M.									
June 2011	6	0	0	0	0	0	0	0	6
June 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2011	12	4	0	2	0	0	0	0	18
June 2010	6	2	0	0	0	0	0	0	8
Tache R.M.									
June 2011	5	0	0	0	0	0	0	0	5
June 2010	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
June 2011	267	4	0	2	33	52	0	0	358
June 2010	209	2	0	2	5	0	0	0	218

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
June 2011	136	0	0	1	14	54	0	144	349
June 2010	148	2	0	1	6	85	0	62	304
East St. Paul R.M.									
June 2011	0	0	0	3	0	0	0	0	3
June 2010	1	0	0	4	0	0	0	0	5
Headingley R.M.									
June 2011	0	0	0	1	0	0	0	0	1
June 2010	1	0	0	2	0	0	0	0	3
MacDonald R.M.									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
June 2011	1	2	0	0	0	0	0	0	3
June 2010	2	0	0	0	0	0	0	0	2
Rosser R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2011	1	0	0	0	0	3	0	0	4
June 2010	0	0	0	0	0	5	0	0	5
St. Francois Xavier R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2011	8	4	0	6	0	0	0	0	18
June 2010	4	2	0	1	0	0	0	0	7
Tache R.M.									
June 2011	1	0	0	0	1	0	0	0	2
June 2010	1	0	0	0	1	0	3	0	5
West St. Paul R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
June 2011	150	6	0	11	15	57	0	144	383
June 2010	162	4	0	8	7	90	3	62	336

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
June 2011	215	0	0	1	28	52	0	29	325
June 2010	180	0	0	0	5	6	0	1	192
East St. Paul R.M.									
June 2011	6	0	0	3	0	0	0	0	9
June 2010	4	0	0	0	0	0	0	0	4
Headingley R.M.									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	4	0	0	1	0	0	0	0	5
MacDonald R.M.									
June 2011	6	0	0	0	0	0	0	0	6
June 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	1	1	0	0	0	0	0	0	2
Rosser R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2011	15	2	0	0	0	0	0	0	17
June 2010	5	0	0	2	0	0	0	0	7
Tache R.M.									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
June 2011	256	2	0	4	28	52	0	29	371
June 2010	207	1	0	3	5	6	0	1	223

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Winnipeg City	187	142	2	0	38	7	0	184	227	333	-31.8
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Ritchot R.M.	4	4	0	2	0	0	0	0	4	6	-33.3
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Tache R.M.	2	11	0	0	0	0	0	0	2	11	-81.8
West St. Paul R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Winnipeg CMA	205	184	2	2	38	7	0	184	245	377	-35.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	754	745	26	10	94	67	318	449	1,192	1,271	-6.2
East St. Paul R.M.	10	15	0	0	0	0	0	0	10	15	-33.3
Headingley R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
MacDonald R.M.	13	21	0	0	0	0	0	0	13	21	-38.1
Ritchot R.M.	23	14	0	2	0	0	0	0	23	16	43.8
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	23	20	0	0	0	0	0	0	23	20	15.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	38	29	4	2	0	0	0	0	42	31	35.5
Tache R.M.	17	20	0	0	13	0	36	0	66	20	**
West St. Paul R.M.	2	15	0	0	0	0	0	0	2	15	-86.7
Winnipeg CMA	884	889	30	14	107	67	354	449	1,375	1,419	-3.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Winnipeg City	16	7	22	0	0	0	0	184
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	16	7	22	0	0	0	0	184

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	66	67	28	0	112	110	206	339
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	13	0	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	66	67	41	0	124	110	230	339

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Winnipeg City	189	142	16	7	22	184	227	333
East St. Paul R.M.	0	1	0	1	0	0	0	2
Headingley R.M.	0	1	0	2	0	0	0	3
MacDonald R.M.	1	6	0	0	0	0	1	6
Ritchot R.M.	4	6	0	0	0	0	4	6
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	7	8	0	0	0	0	7	8
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	2	2	0	0	0	0	2	2
Tache R.M.	2	11	0	0	0	0	2	11
West St. Paul R.M.	0	6	0	0	0	0	0	6
Winnipeg CMA	207	183	16	10	22	184	245	377

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	782	747	176	185	234	339	1,192	1,271
East St. Paul R.M.	3	12	7	3	0	0	10	15
Headingley R.M.	1	8	0	2	0	0	1	10
MacDonald R.M.	12	21	1	0	0	0	13	21
Ritchot R.M.	23	16	0	0	0	0	23	16
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	23	20	0	0	0	0	23	20
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	41	31	1	0	0	0	42	31
Tache R.M.	17	20	12	0	37	0	66	20
West St. Paul R.M.	2	15	0	0	0	0	2	15
Winnipeg CMA	907	890	197	190	271	339	1,375	1,419

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Winnipeg City	231	185	0	0	33	5	52	0	316	190	66.3
East St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Headingley R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
MacDonald R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Ritchot R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	2	0	0	0	0	0	0	3	2	50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	14	6	4	2	0	0	0	0	18	8	125.0
Tache R.M.	5	1	0	0	0	0	0	0	5	1	**
West St. Paul R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Winnipeg CMA	269	211	4	2	33	5	52	0	358	218	64.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	564	559	10	8	67	22	427	254	1,068	843	26.7
East St. Paul R.M.	12	12	0	0	0	0	0	0	12	12	0.0
Headingley R.M.	4	10	0	0	0	0	0	0	4	10	-60.0
MacDonald R.M.	18	16	0	0	0	0	0	0	18	16	12.5
Ritchot R.M.	12	7	2	2	0	0	0	0	14	9	55.6
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	16	15	0	0	0	0	0	0	16	15	6.7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	50	33	6	4	0	0	0	0	56	37	51.4
Tache R.M.	32	22	0	0	0	3	0	0	32	25	28.0
West St. Paul R.M.	7	9	0	0	0	0	0	0	7	9	-22.2
Winnipeg CMA	717	684	18	14	67	25	427	254	1,229	977	25.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Winnipeg City	33	5	0	0	52	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	33	5	0	0	52	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	67	22	0	0	61	159	366	95
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	67	22	0	3	61	159	366	95

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Winnipeg City	231	185	85	5	0	0	316	190
East St. Paul R.M.	6	3	0	1	0	0	6	4
Headingley R.M.	0	4	0	1	0	0	0	5
MacDonald R.M.	6	6	0	0	0	0	6	6
Ritchot R.M.	3	1	0	0	0	0	3	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	2	0	0	0	0	3	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	16	8	2	0	0	0	18	8
Tache R.M.	5	1	0	0	0	0	5	1
West St. Paul R.M.	1	1	0	0	0	0	1	1
Winnipeg CMA	271	211	87	7	0	0	358	218

Table 3.5: Completions by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	563	558	139	190	366	95	1,068	843
East St. Paul R.M.	9	11	3	1	0	0	12	12
Headingley R.M.	3	8	1	2	0	0	4	10
MacDonald R.M.	16	16	2	0	0	0	18	16
Ritchot R.M.	14	9	0	0	0	0	14	9
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	16	15	0	0	0	0	16	15
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	51	35	5	2	0	0	56	37
Tache R.M.	32	22	0	0	0	3	32	25
West St. Paul R.M.	7	9	0	0	0	0	7	9
Winnipeg CMA	713	684	150	195	366	98	1,229	977

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2011	16	7.6	59	28.1	58	27.6	30	14.3	47	22.4	210	344,725	379,052
June 2010	26	14.8	65	36.9	41	23.3	16	9.1	28	15.9	176	321,287	356,126
Year-to-date 2011	54	9.7	174	31.2	134	24.1	65	11.7	130	23.3	557	342,065	380,535
Year-to-date 2010	91	17.6	147	28.4	136	26.3	48	9.3	96	18.5	518	332,931	361,432
East St. Paul R.M.													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
June 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	588,395	585,414
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	511,028	543,421
Headingley R.M.													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
MacDonald R.M.													
June 2011	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	--	--
June 2010	1	16.7	1	16.7	1	16.7	1	16.7	2	33.3	6	--	--
Year-to-date 2011	7	29.2	5	20.8	6	25.0	0	0.0	6	25.0	24	324,864	361,462
Year-to-date 2010	2	11.8	6	35.3	1	5.9	3	17.6	5	29.4	17	325,000	381,246
Ritchot R.M.													
June 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	3	27.3	3	27.3	4	36.4	0	0.0	1	9.1	11	309,900	329,284
Year-to-date 2010	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	--	--
Rosser R.M.													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
June 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2010	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	--	--
St. Francois Xavier R.M.													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
June 2011	0	0.0	1	7.1	5	35.7	5	35.7	3	21.4	14	384,130	393,626
June 2010	0	0.0	3	50.0	0	0.0	1	16.7	2	33.3	6	--	--
Year-to-date 2011	0	0.0	2	5.4	12	32.4	14	37.8	9	24.3	37	384,713	394,187
Year-to-date 2010	0	0.0	11	47.8	1	4.3	6	26.1	5	21.7	23	345,184	382,167
Tache R.M.													
June 2011	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
June 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2011	3	23.1	4	30.8	1	7.7	4	30.8	1	7.7	13	320,929	330,131
Year-to-date 2010	4	28.6	1	7.1	3	21.4	2	14.3	4	28.6	14	338,640	381,087
West St. Paul R.M.													
June 2011	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
June 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
Winnipeg CMA													
June 2011	18	7.3	62	25.3	67	27.3	37	15.1	61	24.9	245	353,730	388,129
June 2010	30	14.8	70	34.5	44	21.7	19	9.4	40	19.7	203	325,000	367,990
Year-to-date 2011	67	9.9	190	28.2	164	24.3	87	12.9	166	24.6	674	348,195	385,068
Year-to-date 2010	100	16.4	168	27.5	146	23.9	69	11.3	128	20.9	611	336,700	369,754

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2011						
Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	379,052	356,126	6.4	380,535	361,432	5.3
East St. Paul R.M.	--	--	n/a	585,414	543,421	7.7
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	361,462	381,246	-5.2
Ritchot R.M.	--	--	n/a	329,284	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	393,626	--	n/a	394,187	382,167	3.1
Tache R.M.	--	--	n/a	330,131	381,087	-13.4
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	388,129	367,990	5.5	385,068	369,754	4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
June 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866
	February	730	8.8	1,050	1,183	1,461	71.9	228,180	6.0	237,301
	March	1,112	8.0	1,041	1,412	1,298	80.2	241,955	6.5	240,793
	April	1,091	-12.2	970	1,597	1,315	73.8	240,655	1.7	231,704
	May	1,366	1.8	950	2,055	1,320	72.0	248,547	4.6	236,391
	June	1,462	6.8	979	1,736	1,284	76.2	243,976	4.5	238,958
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,953	3.9		5,598			235,914	11.7	
	Q2 2011	3,919	-0.9		5,388			244,646	3.7	
	YTD 2010	6,111	5.5		9,055			230,465	11.3	
	YTD 2011	6,286	2.9		8,964			241,010	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2011

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	733
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	734
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	732
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	733
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	743
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	753
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	758
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	767
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	768
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	768
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.9	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.1	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	70.0	773
	May	616	3.70	5.59	122.9	119.1	409	5.6	69.7	774
	June	604	3.50	5.39		118.3	407	5.6	69.2	780
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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